HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

British Columbia Highlights[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

UNCHANGED

1.3%

- Below Province
- Similar to Province
- Above Province

The average rent is*...

$1,164

UP by 5.8%

- Below Province
- Similar to Province
- Above Province

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.1% Vacancy Rate	1.1% Vacancy Rate	1.6% Vacancy Rate	1.8% Vacancy Rate
$972 Avg. Rent	$1,114 Avg. Rent	$1,296 Avg. Rent	$1,478 Avg. Rent

"Demand for rental housing in BC has increased due to consistent employment growth and high levels of migration throughout 2016 and 2017."

Christina Butchart
Regional Economist (British Columbia)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Canada

CMHC SCHL

Vacancy Rates Remain Low in British Columbia

- The average apartment vacancy rate[2] in BC was 1.3% in October 2017, with over a third of urban centres having fewer than 1% of primary rental units vacant.
- Based on the structures common to the 2016 and 2017 surveys, the average apartment rent in British Columbia increased by 5.8%, compared to 5.5% a year earlier.
- The vacancy rates for both primary rental units and rented condominiums remained below 1% in Vancouver, Victoria and Kelowna in 2017.

Growing Rental Demand

Demand for rental housing in BC has increased due to consistent employment growth and high levels of migration throughout 2016 and 2017. The strong labour market has driven rental demand higher, with lower unemployment rates recorded at the provincial level and in the four CMAs[3] in 2017 compared to 2016.

Population growth, especially among the 20-34 and 65+ age groups, contributed to stronger demand for rental housing as young adults and seniors have a higher tendency to rent. In addition, migration has likely played a role in maintaining low vacancy rates province-wide and in the major centres, as net migration accounted for almost 90% of total population growth during 2016. Migration contributes to the rental demand as new arrivals typically rent first before looking into homeownership.

Furthermore, rising house prices and low inventories of housing stock for sale in major centres, coupled with higher effective mortgage interest rates, have contributed to more households renting longer while they save for a larger down payment, delaying their movement into homeownership.

Rental Supply Expanding in Southern BC

In the 2017 survey, the number of purpose-built rental units in BC increased by 1% from 2016 levels, to 172,775 units, with most of the CMAs and major centres recording an expansion of the rental universe. Vancouver, Victoria, and Kelowna displayed the highest absolute increases in the number of primary rentals added to the market this year, with 629, 545, and 289 new units respectively. In relative terms, Kelowna has observed the largest increase among the centres with 50,000+ residents with 6.3% more rental units in the universe, followed by Chilliwack and Vancouver (3.2% and 2.2% increases respectively).

Growth in the rental universe occurred due to record numbers of rental completions observed in the major centres, which explains slight increases in vacancy rates in some of them. Still, the major rental markets remain tight, with low vacancy rates as evidence that the strong demand for rental housing outstripped additional supply.

Provincial rental starts were also strong in 2016-2017 reaching a 25-year high[4], with the largest

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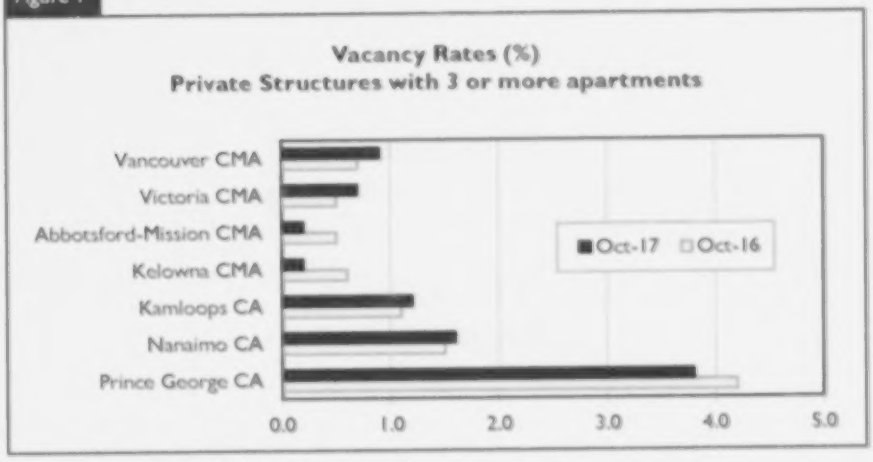
Figure 1



Source: CMHC Rental Market Survey

[1] The survey is based on privately initiated rental apartment structures of three or more units.
[2] CMAs stands for Census Metropolitan Areas as classified by Statistics Canada. In BC, there are four CMAs: Vancouver, Abbotsford, Victoria, and Kelowna.
[3] Total annual starts in 2016 were the highest recorded since 1990 when data started being collected in the same format. For 2017, the data is available up to and including Q3, with the 2017 Q3 YTD rental starts exceeding the 2016 Q3 YTD number.

additions to supply in Vancouver and Victoria. Most of these projects are multi-family apartment buildings which take longer to complete, so the higher rental starts in the last two years will continue to add to supply through 2019.

Vacancy Rates Below 1% in Major Urban Centres

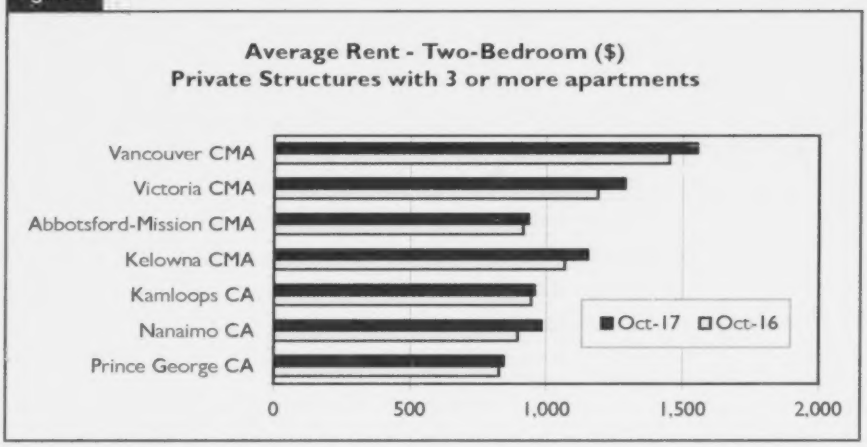
Apartment vacancy rate remains low at 1.3% in British Columbia in 2017. Out of the 27 urban areas surveyed in BC, only 6 centres recorded higher vacancies in 2017 compared to the 2016 survey.

Over a third of the surveyed areas are experiencing a tight rental market with the vacancy rates below 1% in 10 centres, including all four BC CMAs. A slight increase in apartment vacancies in Victoria and Vancouver this year is likely due to the highest number of rental completions added to the market in over 25 years.

Vacancy rates in Northeast BC declined in 2017 as markets in the area continue to recover from the 2015-16 decline in commodity prices. However, the overall level of vacancy rates remains elevated based on a historical analysis.

Similar to rental apartments, townhouse vacancies remain low in most urban centres and were below 1% in the four CMAs in both 2016 and 2017.

Figure 2



Source: CMHC Rental Market Survey

Same Sample Rent[5] Increase and Average Rents

Based on the structures common to the 2016 and 2017 surveys, the average apartment rent in British Columbia rose by 5.8% in 2017, compared to 5.5% in the previous year[6]. One- and two-bedroom units have observed higher increases of 6% or more. The average rent recorded in 2017 was $1,114 for one-bedroom and $1,296 for two-bedroom units.

Some of the highest same-sample rent increases occurred in the major urban centres of Kelowna and Victoria, where the rents for structures present in the last two surveys increased by 8.6% and 7.7%, respectively, in 2017.

Similar Trends in the Secondary Rental Market

Investor-owned condominiums are an important component of the overall rental supply in British Columbia and complement the existing stock of purpose-built rental accommodation. The Secondary Rental Market Survey collects data on them for the Vancouver, Victoria and Kelowna CMAs.

The condominium rental market recorded higher rents than the primary purpose-built rentals in the Rental Market Survey, as these units are typically in newer buildings with more amenities not found in older purpose-built rental apartments. Similar to purpose-built rentals, vacancy rates for rented condominiums were low with less than 1% of units vacant at the time of the 2017 survey in the metropolitan areas of Vancouver, Victoria, and Kelowna.

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[5] This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current year. The change in rent in existing structures is an estimate of the change in rent that the landlords charge, and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data at such level of detail.

[6] According to the BC Government Residential Tenancy Branch, the annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent, the allowable increase is 3.7% in 2017, up from 2.5% in 2016. CMHC's same sample rent increase will vary from the annual allowable rent increase for a number of reasons, including local rental market conditions. For example, in a market where vacancy rates have remained elevated for a period of time, rents may have moved lower. Conversely, higher rents are often charged in markets with low vacancy rates when a suite changes tenants.

While rental condos comprise about a quarter of the condo universe in each of the surveyed CMAs, they have different contributions to the total rental supply in these cities. For example, rental condos add an extra quarter of units to the primary rental universe in Victoria, with that number rising to 55% in Vancouver and to 74% in Kelowna, where for 4,844 primary rental units, there were additional 3,576 condo rentals in 2017.

Fort St. John
Dawson Creek
Terrace
Prince Rupert
Prince George
Quesnel
Williams Lake
Kamloops
Salmon Arm
Vernon
Kelowna
Summerland DM
Penticton
Nelson
Cranbrook
Campbell River
Powell River
Squamish
Courtenay
Port Alberni
Abbotsford - Mission
Vancouver
Parksville
Nanaimo
Capital F RDA
Chilliwack
Duncan
Victoria
Census Metropolitan Area
Census Agglomeration
Census Subdivision
0
210
420
km
N

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	0.0	0.0	0.7	0.2	0.4	0.3	0.0	0.0	0.5	0.2
Campbell River CA	0.0	0.0	1.3	1.2	2.5	0.3	**	0.0	2.0	0.6
Chilliwack CA	0.0	0.0	1.4	1.8	1.5	1.3	3.9	0.0	1.4	1.5
Courtenay CA	9.1	3.3	0.3	4.6	0.4	2.0	0.0	0.0	1.0	2.7
Cranbrook CA	**	**	1.0	1.1	2.0	1.1	**	**	1.7	1.2
Dawson Creek CA	15.9	6.2	18.0	10.4	20.0	13.5	31.0	20.3	19.1	11.7
Duncan CA	**	3.8	4.3	3.6	1.5	1.0	3.5	15.4	3.3	2.8
Fort St. John CA	33.0	12.8	34.8	19.1	28.2	20.1	**	3.8	30.7	19.2
Kamloops CA	**	3.0	1.0	1.0	1.1	1.1	0.0	0.0	1.1	1.2
Kamloops Zone 1-South Shore	**	2.7	1.4	1.1	1.3	0.2	**	**	1.5	0.9
Kamloops Zone 2-North Shore	0.0	**	0.5	0.9	0.9	2.1	**	**	0.6	1.5
Kelowna CMA	0.0	0.0	0.8	0.2	0.5	0.2	0.0	0.0	0.6	0.2
Nanaimo CA	2.3	4.5	0.9	1.5	2.2	0.9	2.5	4.7	1.5	1.6
Nanaimo Zone 1-Centre	0.0	0.0	0.6	0.6	1.7	0.3	0.0	2.2	0.9	0.5
Nanaimo Zone 2-South	3.6	7.2	1.5	3.5	5.7	2.4	12.2	**	3.1	4.1
Nanaimo Zone 3-North & Periphery	**	**	0.7	0.8	1.1	0.8	**	**	0.9	0.8
Nelson CA	**	0.0	0.0	0.0	0.8	0.0	**	**	0.7	0.0
Parksville CA	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.6	0.0
Penticton CA	**	0.0	1.7	1.5	0.6	0.5	**	**	1.1	0.9
Port Alberni CA	1.3	2.5	3.6	1.6	2.8	1.7	**	0.0	3.1	1.6
Powell River CA	**	**	1.2	2.8	1.6	2.9	0.0	4.0	1.4	2.9
Prince George CA	7.0	3.8	5.0	5.1	3.5	3.0	3.1	3.2	4.2	3.8
Prince George Zone 1-Downtown	6.3	**	5.8	**	5.7	5.4	**	1.8	5.6	5.9
Prince George Zone 2-Outlying	8.4	6.2	4.3	2.9	2.4	1.8	3.7	3.5	3.4	2.6
Prince Rupert CA	**	**	3.8	3.7	3.2	3.7	6.8	**	4.9	3.9
Quesnel CA	**	**	0.7	5.3	2.6	3.0	**	**	1.8	3.7
Salmon Arm CA	9.1	**	0.0	0.0	0.5	0.0	**	**	0.5	0.0
Squamish CA	**	**	0.0	0.0	**	0.0	**	0.0	0.0	0.0
Summerland DM	-	-	**	**	**	**	**	**	**	**
Terrace CA	3.2	**	2.5	3.2	5.3	7.7	4.5	**	4.3	6.5
Vancouver CMA	0.7	0.8	0.7	0.9	0.7	1.0	1.4	1.6	0.7	0.9
Vernon CA	1.2	1.2	1.4	1.3	2.5	1.7	1.2	**	1.9	1.5
Victoria CMA	0.4	1.0	0.5	0.7	0.6	0.7	0.5	0.0	0.5	0.7
Williams Lake CA	0.0	**	4.9	4.1	5.3	5.1	**	**	4.8	4.4
British Columbia 10,000+	**1.2**	**1.1**	**1.1**	**1.1**	**1.7**	**1.6**	**2.0**	**1.8**	**1.3**	**1.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	619	627	744	765	915	934	1,019	1,037	829	848
Campbell River CA	588	600	683	755	793	869	901	1,016	749	827
Chilliwack CA	575	580	679	734	872	942	867	912	758	820
Courtenay CA	566	571	717	727	878	884	839	856	807	814
Cranbrook CA	458	442	659	686	787	805	881	940	738	759
Dawson Creek CA	659	653	830	858	1,049	1,072	1,137	1,110	923	943
Duncan CA	580	612	674	697	806	820	928	909	728	747
Fort St. John CA	682	662	809	745	1,057	1,024	1,098	1,041	962	924
Kamloops CA	712	665	803	823	944	957	1,036	1,144	854	874
Kamloops Zone 1-South Shore	724	672	858	874	1,032	1,039	**	**	910	922
Kamloops Zone 2-North Shore	668	577	739	766	851	876	1,036	1,100	788	818
Kelowna CMA	710	859	864	937	1,066	1,151	1,252	1,269	976	1,043
Nanaimo CA	636	682	760	806	895	983	1,150	1,158	816	875
Nanaimo Zone 1-Centre	663	712	802	843	908	961	1,172	1,245	845	890
Nanaimo Zone 2-South	622	661	689	708	880	999	1,044	1,062	733	780
Nanaimo Zone 3-North & Periphery	**	**	766	870	887	1,001	1,182	1,127	853	954
Nelson CA	605	591	714	704	830	917	**	**	770	814
Parksville CA	555	593	752	771	796	808	940	1,061	784	803
Penticton CA	609	657	739	779	893	943	1,019	1,137	800	838
Port Alberni CA	560	567	576	611	711	727	754	779	638	664
Powell River CA	561	633	652	657	737	757	808	808	698	708
Prince George CA	594	626	686	702	827	844	928	960	773	794
Prince George Zone 1-Downtown	605	642	676	697	788	802	981	999	728	749
Prince George Zone 2-Outlying	571	595	694	706	845	864	917	952	799	819
Prince Rupert CA	543	622	675	812	781	913	786	833	726	853
Quesnel CA	454	481	576	595	663	666	**	888	632	642
Salmon Arm CA	560	579	686	715	830	845	**	**	756	785
Squamish CA	**	**	883	1,036	980	1,161	**	1,479	930	1,114
Summerland DM	-	-	**	**	808	832	**	**	771	822
Terrace CA	571	537	707	690	913	828	1,008	994	843	791
Vancouver CMA	1,013	1,060	1,159	1,223	1,450	1,552	1,631	1,801	1,223	1,297
Vernon CA	587	619	705	765	860	913	935	998	783	836
Victoria CMA	785	850	912	988	1,188	1,288	1,485	1,568	994	1,072
Williams Lake CA	510	**	703	665	777	776	918	970	757	744
British Columbia 10,000+	**926**	**972**	**1,054**	**1,114**	**1,215**	**1,296**	**1,379**	**1,478**	**1,099**	**1,164**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	130	130	1,856	1,873	1,960	1,932	36	33	3,982	3,968
Campbell River CA	41	40	386	438	710	727	52	53	1,189	1,258
Chilliwack CA	147	137	1,507	1,560	1,257	1,309	62	62	2,973	3,068
Courtenay CA	133	150	458	448	995	949	127	128	1,713	1,675
Cranbrook CA	12	12	298	295	472	471	39	39	821	817
Dawson Creek CA	63	66	466	474	421	422	29	29	979	991
Duncan CA	70	69	658	659	499	500	29	20	1,256	1,248
Fort St. John CA	79	83	601	599	1,145	1,238	31	32	1,856	1,952
Kamloops CA	242	202	1,750	1,750	1,413	1,499	46	44	3,451	3,495
Kamloops Zone 1-South Shore	194	178	936	913	718	813	22	23	1,870	1,927
Kamloops Zone 2-North Shore	48	24	814	837	695	686	24	21	1,581	1,568
Kelowna CMA	197	447	1,902	1,922	2,321	2,341	135	134	4,555	4,844
Nanaimo CA	250	252	1,829	1,823	1,402	1,441	126	121	3,607	3,637
Nanaimo Zone 1-Centre	93	93	906	904	620	619	44	44	1,663	1,660
Nanaimo Zone 2-South	156	154	605	601	236	265	22	22	1,019	1,042
Nanaimo Zone 3-North & Periphery	1	5	318	318	546	557	60	55	925	935
Nelson CA	59	58	170	174	255	255	12	12	496	499
Parksville CA	17	15	118	102	427	377	18	19	580	513
Penticton CA	141	149	1,006	1,020	897	887	19	23	2,063	2,079
Port Alberni CA	72	80	453	424	429	423	25	25	979	952
Powell River CA	9	9	300	301	240	237	45	49	594	596
Prince George CA	254	251	1,049	1,043	1,509	1,505	355	378	3,167	3,177
Prince George Zone 1-Downtown	167	164	451	450	483	470	55	57	1,156	1,141
Prince George Zone 2-Outlying	87	87	598	593	1,026	1,035	300	321	2,011	2,036
Prince Rupert CA	85	67	291	279	378	381	71	76	825	803
Quesnel CA	15	15	203	201	326	318	17	17	561	551
Salmon Arm CA	11	11	170	170	190	193	5	5	376	379
Squamish CA	26	26	98	100	156	163	27	28	307	317
Summerland DM	0	0	10	10	18	20	1	1	29	31
Terrace CA	31	31	121	123	248	241	44	42	444	437
Vancouver CMA	11,981	12,343	67,302	67,607	26,349	26,375	2,235	2,171	107,867	108,496
Vernon CA	85	83	691	682	675	685	107	97	1,558	1,547
Victoria CMA	2,708	2,850	13,565	13,890	7,562	7,647	475	468	24,310	24,855
Williams Lake CA	10	10	186	186	342	342	49	49	587	587
British Columbia 10,000+	**16,868**	**17,586**	**97,444**	**98,155**	**52,596**	**52,879**	**4,217**	**4,155**	**171,125**	**172,775**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	0.7	0.8	1.1	0.6	0.6	0.5	0.0	0.0	0.8	0.5
Campbell River CA	0.0	0.0	1.3	1.2	4.2	0.6	**	1.8	3.1	0.8
Chilliwack CA	0.7	0.0	1.8	2.7	1.9	1.4	3.9	0.0	1.8	1.9
Courtenay CA	14.5	4.0	1.2	4.6	0.5	2.8	0.0	0.0	1.7	3.2
Cranbrook CA	**	**	1.7	1.8	3.0	2.2	**	**	2.5	2.1
Dawson Creek CA	15.9	6.2	19.7	10.4	25.4	14.4	44.8	20.3	22.7	12.1
Duncan CA	11.3	3.8	6.2	4.1	1.9	1.3	3.5	15.4	4.7	3.1
Fort St. John CA	38.1	14.1	36.5	19.4	30.2	20.4	**	3.8	32.6	19.5
Kamloops CA	2.6	3.7	1.7	1.8	2.3	2.1	0.0	0.0	2.0	2.0
Kamloops Zone 1-South Shore	3.3	3.5	2.2	2.3	2.7	1.3	**	**	2.5	2.0
Kamloops Zone 2-North Shore	0.0	**	1.1	1.3	2.0	2.8	**	**	1.4	2.0
Kelowna CMA	0.6	0.0	1.8	0.8	1.4	0.6	0.0	0.0	1.5	0.6
Nanaimo CA	3.1	5.8	1.8	2.6	2.5	1.3	2.5	4.7	2.2	2.4
Nanaimo Zone 1-Centre	2.1	2.1	2.1	1.8	2.0	0.8	0.0	2.2	2.0	1.5
Nanaimo Zone 2-South	3.6	8.1	1.8	4.5	6.1	2.9	12.2	**	3.4	4.9
Nanaimo Zone 3-North & Periphery	**	**	1.0	1.6	1.4	1.2	**	**	1.2	1.4
Nelson CA	5.3	0.0	0.0	0.0	0.8	1.6	**	**	1.2	0.8
Parksville CA	5.3	0.0	1.0	1.0	1.6	0.5	0.0	0.0	1.5	0.6
Penticton CA	**	0.0	1.7	**	0.8	0.5	**	**	1.2	1.0
Port Alberni CA	1.3	2.5	4.3	2.3	4.6	2.0	**	0.0	4.4	2.1
Powell River CA	**	**	1.5	2.8	2.1	2.9	0.0	4.0	1.8	2.9
Prince George CA	8.2	4.2	5.2	5.6	4.6	3.6	4.5	3.8	5.1	4.3
Prince George Zone 1-Downtown	7.6	**	5.8	**	5.9	5.4	**	3.6	5.8	6.1
Prince George Zone 2-Outlying	9.5	7.4	4.8	3.5	3.9	2.7	5.3	3.8	4.6	3.3
Prince Rupert CA	**	**	5.5	4.2	4.0	**	6.8	**	5.9	5.3
Quesnel CA	**	**	0.7	5.3	2.6	3.0	**	**	1.8	3.7
Salmon Arm CA	9.1	**	0.0	0.0	0.5	0.0	**	**	0.5	0.0
Squamish CA	**	**	3.1	2.0	**	0.6	**	0.0	1.0	0.9
Summerland DM	-	-	**	**	**	**	**	**	**	**
Terrace CA	3.2	**	2.5	3.2	5.7	7.7	4.5	**	4.5	6.5
Vancouver CMA	1.3	1.4	1.2	1.4	1.2	1.7	1.6	2.0	1.2	1.5
Vernon CA	1.2	1.2	1.6	1.5	2.9	1.7	1.2	3.0	2.1	1.6
Victoria CMA	0.6	1.8	1.0	1.1	1.1	1.6	0.5	0.0	1.0	1.3
Williams Lake CA	0.0	**	5.9	4.1	5.3	5.1	**	**	5.1	4.4
British Columbia 10,000+	**1.8**	**1.7**	**1.6**	**1.6**	**2.3**	**2.2**	**2.4**	**2.1**	**1.9**	**1.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Abbotsford-Mission CMA	4.9	2.2	5.1	2.7	4.7	2.6	**	**	4.9	2.5
Campbell River CA	4.8	4.9	5.3	6.3	4.6	4.8	**	**	4.5	6.0
Chilliwack CA	4.4	5.5	5.3	8.8	7.4	5.8	**	**	6.7	6.5
Courtenay CA	++	++	2.2	++	2.7	2.0	1.9	3.0	2.3	1.6
Cranbrook CA	**	++	3.0	5.2	5.1	3.7	**	++	3.8	4.6
Dawson Creek CA	-7.5	++	-4.7	5.1	-4.9	2.0	-4.4	1.9	-5.4	2.3
Duncan CA	++	++	3.2	3.2	2.7	3.5	2.5	-0.6	2.7	2.7
Fort St. John CA	-7.3	**	-11.7	-7.4	-9.4	-4.4	-2.0	**	-10.6	-5.1
Kamloops CA	++	2.8	++	3.3	3.6	2.7	**	**	1.5	2.9
Kamloops Zone 1-South Shore	++	2.7	++	2.6	3.4	2.8	**	**	1.7	2.6
Kamloops Zone 2-North Shore	0.1	3.0	++	4.1	3.8	2.5	**	5.3	1.3	3.3
Kelowna CMA	**	11.0	4.7	8.8	4.3	8.6	++	++	4.5	8.6
Nanaimo CA	5.2	3.9	3.4	5.9	4.2	5.6	10.1	**	4.4	5.7
Nanaimo Zone 1-Centre	6.3	4.0	3.4	5.6	4.1	4.6	5.0	10.6	3.9	5.2
Nanaimo Zone 2-South	3.6	3.9	2.8	3.1	2.5	3.5	5.4	**	3.7	4.1
Nanaimo Zone 3-North & Periphery	**	**	4.0	9.4	5.7	9.1	**	++	**	8.5
Nelson CA	**	++	4.6	++	1.6	7.5	**	**	2.6	5.6
Parksville CA	3.8	++	8.4	++	4.6	1.4	**	10.5	4.7	2.3
Penticton CA	2.5	**	**	6.6	2.1	**	**	**	2.2	5.7
Port Alberni CA	1.6	1.4	2.2	5.2	1.8	2.4	++	++	1.8	4.2
Powell River CA	**	14.4	4.0	3.9	3.8	4.0	6.9	0.6	4.4	3.6
Prince George CA	1.6	4.5	3.3	1.8	4.0	1.9	1.1	3.6	3.0	2.3
Prince George Zone 1-Downtown	++	5.4	2.6	**	3.9	1.5	2.3	1.6	2.1	2.2
Prince George Zone 2-Outlying	3.2	3.9	3.6	1.9	4.0	2.2	0.6	4.4	3.5	2.4
Prince Rupert CA	3.8	**	++	++	5.8	**	10.8	4.4	4.6	**
Quesnel CA	++	**	++	**	++	++	**	**	**	++
Salmon Arm CA	11.8	2.0	1.9	2.6	1.5	2.6	**	**	1.9	2.7
Squamish CA	**	**	-3.8	15.5	++	22.2	**	**	-1.6	19.4
Summerland DM	-	-	**	**	++	2.6	**	**	**	6.9
Terrace CA	-0.3	++	++	-3.7	4.9	-6.4	6.9	**	2.6	-5.0
Vancouver CMA	6.4	5.8	6.8	6.1	5.7	6.2	4.4	4.4	6.4	5.9
Vernon CA	**	**	5.8	8.1	5.0	7.4	**	**	4.6	7.5
Victoria CMA	6.8	5.4	5.0	8.1	5.3	8.1	5.4	3.7	5.5	7.7
Williams Lake CA	10.4	**	**	**	9.0	++	**	**	9.6	++
British Columbia 10,000+	**6.0**	**5.5**	**5.7**	**6.1**	**5.1**	**6.0**	**4.8**	**4.3**	**5.5**	**5.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	**	**	23.5	18.7	17.0	17.7	**	3.7 d	20.0	17.9
Campbell River CA	**	2.6	10.2	10.6	13.8	9.4	**	1.7	12.1	9.2
Chilliwack CA	8.0	6.5	18.1	8.0	16.0	8.1	5.4	**	16.4	7.9
Courtenay CA	**	4.6	9.9	14.7	18.9	17.2	9.5	12.1	15.2	15.0
Cranbrook CA	**	**	**	**	22.9	23.3	**	**	25.4	24.6
Dawson Creek CA	**	**	**	**	**	**	**	**	**	**
Duncan CA	**	**	**	8.7	**	14.0	4.7	27.2	**	11.5
Fort St. John CA	**	**	**	35.1	**	25.7	**	**	**	30.6
Kamloops CA	**	**	28.7	25.4	22.7	23.2	**	**	25.9	24.2
Kamloops Zone 1-South Shore	**	**	**	31.3	27.5	25.5	**	**	31.5	28.5
Kamloops Zone 2-North Shore	17.8	**	21.3	18.7	17.4	20.8	**	**	19.3	19.3
Kelowna CMA	**	**	20.5	20.4	13.9	15.3	10.0	10.8	16.7	17.4
Nanaimo CA	17.5	**	23.0	20.6	23.8	17.4	**	**	22.7	19.2
Nanaimo Zone 1-Centre	**	23.4	22.9	21.1	22.1	18.6	**	**	21.8	20.3
Nanaimo Zone 2-South	20.0	**	25.5	21.2	**	**	**	**	26.7	17.4
Nanaimo Zone 3-North & Periphery	**	**	18.7	18.2	21.5	19.6	**	**	19.9	19.2
Nelson CA	**	**	**	23.9	15.7	17.2	**	**	16.4	20.3
Parksville CA	26.8	0.0	8.8	7.9	10.6	9.6	**	26.5	10.6	9.6
Penticton CA	**	**	**	10.5	15.0	7.9	**	**	16.3	8.9
Port Alberni CA	**	**	25.7	24.8	29.1	20.5	**	**	26.8	22.3
Powell River CA	**	**	15.5	11.5	15.7	15.1	17.1	0.0	15.9	12.2
Prince George CA	**	**	22.0	23.2	23.9	25.2	25.6	23.3	23.2	24.5
Prince George Zone 1-Downtown	**	**	21.5	20.3	23.5	27.5	**	26.3	22.1	24.0
Prince George Zone 2-Outlying	26.6	**	22.4	25.4	24.1	24.1	24.7	22.3	23.8	24.8
Prince Rupert CA	**	**	22.0	**	13.1	**	**	**	16.2	10.1
Quesnel CA	**	**	**	**	**	14.1	**	**	22.1	18.8
Salmon Arm CA	36.4	**	19.4	**	15.0	15.2	**	**	17.6	15.7
Squamish CA	**	**	13.9	10.4	6.5	7.8	**	3.6	8.5	7.8
Summerland DM	-	-	**	**	**	4.8	**	**	19.1	9.7
Terrace CA	19.4	**	20.6	**	**	**	11.6	**	21.3	**
Vancouver CMA	18.0	15.1	15.8	14.2	14.7	12.8	15.7	11.1	15.8	13.9
Vernon CA	**	9.1	12.3	17.2	17.1	16.5	**	**	14.4	16.7
Victoria CMA	22.9	21.4	18.4	17.4	19.1	16.6	18.7	10.4	19.1	17.5
Williams Lake CA	**	**	**	5.5	**	**	**	**	**	**
British Columbia 10,000+	**18.8**	**16.3**	**17.1**	**15.4**	**17.1**	**14.8**	**16.3**	**13.3**	**17.2**	**15.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	-	-	**	**	**	**	2.4	**	3.3	**
Campbell River CA	**	**	4.3	0.0	3.0	0.0	2.7	0.7	3.0	0.3
Chilliwack CA	**	**	**	**	1.3	**	**	**	2.4	0.7
Courtenay CA	-	-	**	**	1.0	1.4	0.0	0.0	0.9	1.4
Cranbrook CA	**	**	**	**	**	**	**	**	**	**
Dawson Creek CA	-	-	**	**	15.9	10.9	29.1	12.5	21.5	11.9
Duncan CA	-	-	3.1	0.0	1.4	5.1	0.0	0.0	1.4	1.4
Fort St. John CA	-	-	31.7	15.3	18.4	15.7	23.8	16.0	22.0	15.8
Kamloops CA	**	**	**	**	1.0	0.0	0.5	1.5	0.7	0.7
Kamloops Zone 1-South Shore	-	-	**	**	0.9	0.0	**	1.9	0.4	0.9
Kamloops Zone 2-North Shore	**	**	0.0	**	1.3	**	1.1	1.1	1.0	0.6
Kelowna CMA	-	-	**	**	1.9	1.3	0.0	**	1.4	2.0
Nanaimo CA	**	**	**	**	3.1	4.5	3.8	**	3.4	5.6
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	**	**	3.6	4.3	7.0	15.9	4.6	6.9
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	0.0	2.2
Nelson CA	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	1.1	**	**	**	0.5	1.2
Port Alberni CA	**	**	**	**	**	**	**	2.9	**	1.8
Powell River CA	-	-	**	**	**	0.0	**	**	4.0	**
Prince George CA	**	**	**	**	**	**	4.0	2.6	3.6	3.3
Prince George Zone 1-Downtown	**	**	**	**	**	**	4.0	3.3	4.5	4.6
Prince George Zone 2-Outlying	-	-	**	**	**	**	3.9	2.0	2.8	2.3
Prince Rupert CA	-	-	**	**	**	5.6	**	3.7	**	3.8
Quesnel CA	-	-	6.3	**	**	0.0	**	3.7	**	2.6
Salmon Arm CA	-	-	**	**	5.9	**	**	**	**	**
Squamish CA	-	-	-	-	**	**	0.0	2.9	**	2.3
Summerland DM	**	**	**	**	5.4	**	**	**	3.1	0.0
Terrace CA	-	-	-	**	3.4	0.0	1.7	**	2.7	2.2
Vancouver CMA	0.0	0.0	0.0	0.0	1.1	2.0	0.3	0.9	0.5	1.2
Vernon CA	1.8	**	8.8	5.1	**	0.0	0.0	0.0	3.6	1.1
Victoria CMA	**	**	0.0	0.0	0.4	1.0	0.0	0.8	0.1	0.7
Williams Lake CA	-	-	0.0	**	1.9	9.3	4.9	**	3.6	4.8
British Columbia 10,000+	**1.4**	**	**4.9**	**3.0**	**3.6**	**3.1**	**2.6**	**2.1**	**3.2**	**2.6**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.2 Private Row (Townhouse) Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	-	-	**	**	**	**	**	1,479	959	1,060
Campbell River CA	**	**	638	712	799	884	1,089	1,132	917	985
Chilliwack CA	**	**	**	**	784	819	**	**	728	1,016
Courtenay CA	-	-	**	**	794	853	979	1,076	857	931
Cranbrook CA	**	**	662	**	783	808	942	958	854	910
Dawson Creek CA	-	-	**	**	1,058	1,144	1,207	1,235	1,120	1,181
Duncan CA	-	-	702	712	857	869	925	1,052	828	896
Fort St. John CA	-	-	814	822	998	932	1,134	1,098	1,025	978
Kamloops CA	**	**	610	675	984	1,020	1,198	1,276	1,066	1,130
Kamloops Zone 1-South Shore	-	-	**	**	1,082	1,124	1,313	1,417	1,184	1,253
Kamloops Zone 2-North Shore	**	**	620	707	848	860	1,068	1,129	930	988
Kelowna CMA	-	-	674	**	976	1,055	1,172	1,316	1,011	1,111
Nanaimo CA	**	**	739	700	951	969	1,164	1,144	1,003	1,009
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	735	704	949	961	1,072	1,067	951	967
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	1,179
Nelson CA	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	933	1,024	1,194	1,309	1,047	1,151
Port Alberni CA	**	**	**	**	755	805	827	841	766	801
Powell River CA	-	-	**	**	**	724	**	**	736	793
Prince George CA	**	**	**	**	995	993	1,008	1,011	976	975
Prince George Zone 1-Downtown	**	**	**	**	764	853	867	883	817	840
Prince George Zone 2-Outlying	-	-	**	**	1,107	1,070	1,159	1,141	1,103	1,083
Prince Rupert CA	-	-	**	**	**	1,058	**	940	1,029	945
Quesnel CA	-	-	459	458	672	706	679	712	656	687
Salmon Arm CA	-	-	**	**	836	**	**	**	811	**
Squamish CA	-	-	-	-	**	**	1,161	1,198	1,230	1,230
Summerland DM	**	**	597	613	754	779	**	**	694	714
Terrace CA	-	-	-	**	761	782	995	1,026	852	867
Vancouver CMA	1,326	1,438	1,132	1,189	1,718	1,718	1,684	1,706	1,677	1,694
Vernon CA	491	**	625	675	896	913	983	1,041	768	830
Victoria CMA	**	**	829	872	1,156	1,246	1,707	1,806	1,338	1,486
Williams Lake CA	-	-	**	**	775	762	831	873	797	823
British Columbia 10,000+	**805**	**878**	**738**	**776**	**1,124**	**1,160**	**1,372**	**1,409**	**1,208**	**1,256**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	0	0	44	44	116	116	109	109	269	269
Campbell River CA	2	2	46	47	140	140	160	156	348	345
Chilliwack CA	2	1	42	34	100	100	73	73	217	208
Courtenay CA	0	0	9	9	214	214	137	133	360	356
Cranbrook CA	2	2	17	17	58	55	94	94	171	168
Dawson Creek CA	0	0	4	4	126	128	103	104	233	236
Duncan CA	0	0	65	66	69	59	78	89	212	214
Fort St. John CA	0	0	60	59	257	259	185	175	502	493
Kamloops CA	2	2	22	25	206	210	226	219	456	456
Kamloops Zone 1-South Shore	0	0	5	5	127	130	111	109	243	244
Kamloops Zone 2-North Shore	2	2	17	20	79	80	115	110	213	212
Kelowna CMA	0	0	24	24	290	291	86	93	400	408
Nanaimo CA	6	6	19	19	131	136	80	81	236	242
Nanaimo Zone 1-Centre	0	0	0	0	0	0	13	13	13	13
Nanaimo Zone 2-South	6	6	15	15	114	119	43	44	178	184
Nanaimo Zone 3-North & Periphery	0	0	4	4	17	17	24	24	45	45
Nelson CA	0	0	0	0	0	0	4	4	4	4
Parksville CA	0	0	22	17	18	19	3	3	43	39
Penticton CA	2	2	15	15	97	103	86	85	200	205
Port Alberni CA	1	1	10	10	32	37	79	69	122	117
Powell River CA	0	0	3	4	13	14	9	10	25	28
Prince George CA	4	4	53	53	148	148	208	208	413	413
Prince George Zone 1-Downtown	4	4	20	20	53	53	106	106	183	183
Prince George Zone 2-Outlying	0	0	33	33	95	95	102	102	230	230
Prince Rupert CA	0	0	8	8	19	18	101	109	128	135
Quesnel CA	0	0	16	16	38	38	155	148	209	202
Salmon Arm CA	0	0	2	2	19	19	2	2	23	23
Squamish CA	0	0	0	0	10	10	34	34	44	44
Summerland DM	1	1	34	34	37	36	1	1	73	72
Terrace CA	0	0	0	1	88	87	63	57	151	145
Vancouver CMA	59	54	88	85	961	923	1,998	1,993	3,106	3,055
Vernon CA	57	57	65	62	54	65	100	98	276	282
Victoria CMA	17	18	112	111	204	200	370	396	703	725
Williams Lake CA	0	0	12	7	55	56	127	126	194	189
British Columbia 10,000+	**155**	**150**	**792**	**773**	**3,500**	**3,481**	**4,671**	**4,669**	**9,118**	**9,073**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	-	-	**	**	**	**	3.6	**	3.7	**
Campbell River CA	**	**	4.3	0.0	3.0	0.9	3.3	0.7	3.3	0.6
Chilliwack CA	**	**	**	**	1.3	**	**	**	2.4	**
Courtenay CA	-	-	**	**	1.0	1.4	0.0	0.0	0.9	1.4
Cranbrook CA	**	**	**	**	**	**	**	**	**	**
Dawson Creek CA	-	-	**	**	19.8	12.5	31.1	15.4	24.5	14.0
Duncan CA	-	-	3.1	0.0	1.4	6.8	2.6	0.0	2.4	1.9
Fort St. John CA	-	-	31.7	15.3	18.8	15.7	26.5	16.0	23.2	15.8
Kamloops CA	**	**	**	**	2.1	1.1	0.5	1.5	1.2	1.3
Kamloops Zone 1-South Shore	-	-	**	**	1.8	0.8	**	1.9	0.9	1.3
Kamloops Zone 2-North Shore	**	**	0.0	**	2.5	**	1.1	1.1	1.6	1.2
Kelowna CMA	-	-	**	**	1.9	1.3	1.2	**	1.7	2.0
Nanaimo CA	**	**	**	**	3.1	6.0	3.8	**	3.4	6.5
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	**	**	3.6	6.0	7.0	15.9	4.6	8.0
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	0.0	2.2
Nelson CA	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	1.1	**	**	**	0.5	1.2
Port Alberni CA	**	**	**	**	**	**	**	2.9	**	1.8
Powell River CA	-	-	**	**	**	0.0	**	**	4.0	**
Prince George CA	**	**	**	**	**	**	5.9	3.6	5.8	3.9
Prince George Zone 1-Downtown	**	**	**	**	**	**	6.0	3.3	7.8	4.6
Prince George Zone 2-Outlying	-	-	**	**	**	**	5.9	3.9	4.2	3.2
Prince Rupert CA	-	-	**	**	**	5.6	**	4.6	**	4.6
Quesnel CA	-	-	6.3	**	**	0.0	**	3.7	**	2.6
Salmon Arm CA	-	-	**	**	5.9	**	**	**	**	**
Squamish CA	-	-	-	-	**	**	0.0	2.9	**	2.3
Summerland DM	**	**	**	**	5.4	**	**	**	3.1	0.0
Terrace CA	-	-	-	**	3.4	0.0	1.7	**	2.7	2.2
Vancouver CMA	3.7	0.0	0.0	0.0	2.0	2.4	0.6	1.1	1.1	1.4
Vernon CA	1.8	**	8.8	5.1	**	0.0	0.0	0.0	3.6	1.9
Victoria CMA	**	**	0.0	0.9	0.4	1.0	0.0	0.8	0.1	1.0
Williams Lake CA	-		0.0	**	1.9	9.3	4.9	**	3.6	4.8
British Columbia 10,000+	**2.7**	**3.1**	**4.9**	**3.2**	**4.2**	**4.0**	**3.1**	**2.4**	**3.7**	**3.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Abbotsford-Mission CMA	-	-	**	**	**	**	**	**	**	6.3
Campbell River CA	**	**	++	**	3.1	**	3.9	4.3	2.8	7.5
Chilliwack CA	**	**	**	**	3.2	++	**	**	5.0	++
Courtenay CA	-	-	**	**	3.6	5.5	5.6	**	4.3	7.6
Cranbrook CA	**	**	**	**	**	**	4.8	++	3.9	++
Dawson Creek CA	-	-	**	**	-11.5	12.3	-9.0	6.0	-9.4	7.6
Duncan CA	-	-	2.9	0.9	4.4	5.7	3.3	**	2.9	6.4
Fort St. John CA	-	-	-10.4	-1.7	-19.8	-7.2	-14.7	-6.4	-15.9	-4.6
Kamloops CA	**	**	++	**	++	4.4	-1.1	6.0	-0.7	5.6
Kamloops Zone 1-South Shore	-	-	**	**	++	4.1	-2.7	6.2	-1.4	5.6
Kamloops Zone 2-North Shore	**	**	-1.1	**	++	**	1.3	5.7	++	5.6
Kelowna CMA	-	-	++	++	3.5	**	3.1	**	4.1	**
Nanaimo CA	**	**	1.3	1.5	1.0	++	4.5	++	2.5	++
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	1.8	++	1.2	++	5.2	1.3	2.9	++
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	**
Nelson CA	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	++	12.8	-3.2	11.2	++	10.6
Port Alberni CA	**	**	**	**	**	5.0	++	4.3	**	4.1
Powell River CA	-	-	**	**	**	**	**	**	5.2	**
Prince George CA	**	**	**	**	6.3	**	10.2	++	8.2	++
Prince George Zone 1-Downtown	**	**	**	**	5.1	**	12.9	**	11.0	++
Prince George Zone 2-Outlying	-	-	**	**	**	++	6.5	-1.7	5.9	-1.0
Prince Rupert CA	-	-	**	**	**	**	**	++	**	++
Quesnel CA	-	-	**	++	++	++	++	++	++	++
Salmon Arm CA	-	-	**	**	**	**	**	**	**	**
Squamish CA	-	-	-	-	**	**	**	2.7	**	**
Summerland DM	**	**	1.3	3.6	++	2.9	**	**	++	3.3
Terrace CA	-	-	-	**	2.9	2.3	3.1	5.4	3.0	3.2
Vancouver CMA	3.8	7.1	**	5.1	3.7	3.1	6.6	1.2	5.7	2.2
Vernon CA	2.2	**	**	8.3	**	5.9	**	5.0	2.5	7.3
Victoria CMA	**	**	4.1	3.7	3.5	3.3	3.3	5.9	3.7	4.6
Williams Lake CA	-	-	**	**	**	++	++	**	**	3.8
British Columbia 10,000+	**1.9**	**7.4**	**2.3**	**4.5**	**1.7**	**3.9**	**3.4**	**3.1**	**2.6**	**3.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	-	-	**	**	**	**	**	15.5 a	19.3	16.5
Campbell River CA	**	**	**	4.9	**	**	**	3.3	**	3.0
Chilliwack CA	**	**	**	**	**	**	**	**	**	18.6
Courtenay CA	-	-	**	**	15.5	16.7	**	**	11.7	12.7
Cranbrook CA	**	**	**	**	**	**	**	**	**	**
Dawson Creek CA	-	-	**	**	**	**	**	**	**	**
Duncan CA	-	-	**	**	**	**	**	**	21.4	**
Fort St. John CA	-	-	**	40.7	**	27.2	**	**	**	33.5
Kamloops CA	**	**	**	**	**	21.1	**	19.0	25.5	20.4
Kamloops Zone 1-South Shore	-	-	**	**	**	19.4	**	**	**	19.7
Kamloops Zone 2-North Shore	**	**	28.6	**	38.5	**	**	**	27.7	21.3
Kelowna CMA	-	-	**	**	19.1	12.4	14.1	**	17.6	12.8
Nanaimo CA	**	**	**	**	**	**	10.2	**	**	**
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	**	**	**	**	**	**	**	**
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	15.6
Nelson CA	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	**	**	**	**	**
Port Alberni CA	**	**	**	**	**	**	**	**	**	**
Powell River CA	-	-	**	**	**	7.1	**	**	**	**
Prince George CA	**	**	**	**	**	**	21.6	15.4	21.6	18.4
Prince George Zone 1-Downtown	**	**	**	**	**	**	**	**	**	21.2
Prince George Zone 2-Outlying	-	-	**	**	**	**	26.5	16.7	**	16.1
Prince Rupert CA	-	-	**	**	**	16.7	**	8.3	**	9.2
Quesnel CA	-	-	**	**	**	**	**	**	**	**
Salmon Arm CA	-	-	**	**	5.9	**	**	**	**	**
Squamish CA	-	-	-	-	**	**	14.7	11.8	13.2	18.2
Summerland DM	**	**	26.9	**	8.1	**	**	**	16.9	13.8
Terrace CA	-	-	-	**	12.5	23.0	**	**	12.0	25.0
Vancouver CMA	**	32.3	**	**	17.4	15.5	9.1	10.0	12.5	12.6
Vernon CA	**	**	**	16.9	**	18.0	8.2	10.8	14.7	16.2
Victoria CMA	**	**	**	14.4	20.6	10.9	**	21.8	21.6	17.5
Williams Lake CA	-	-	**	**	**	**	**	**	**	**
British Columbia 10,000+	**	**26.5**	**25.6**	**19.0**	**22.7**	**17.4**	**14.9**	**14.5**	**19.1**	**16.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	0.0	0.0	0.9	0.2	0.6	0.3	1.7	0.0	0.7	0.2
Campbell River CA	0.0	0.0	1.6	1.1	2.6	0.2	3.2	0.5	2.3	0.5
Chilliwack CA	0.0	0.0	1.6	1.8	1.5	1.3	**	0.0	1.5	1.4
Courtenay CA	9.1	3.3	0.5	5.0	0.5	1.9	0.0	0.0	1.0	2.4
Cranbrook CA	**	**	0.9	1.0	1.8	1.0	**	**	1.5	1.2
Dawson Creek CA	15.9	6.2	17.9	10.5	19.0	12.9	29.5	14.2	19.6	11.8
Duncan CA	**	3.8	4.2	3.3	1.5	1.5	0.9	3.0	3.0	2.6
Fort St. John CA	33.0	12.8	34.5	18.7	26.4	19.4	25.7	14.1	28.8	18.5
Kamloops CA	1.9	3.0	1.0	1.0	1.1	1.0	0.5	1.3	1.1	1.1
Kamloops Zone 1-South Shore	**	2.7	1.4	1.1	1.3	0.1	**	1.6	1.4	0.9
Kamloops Zone 2-North Shore	0.0	**	0.5	0.9	1.0	1.9	0.9	1.0	0.7	1.4
Kelowna CMA	0.0	0.0	0.8	0.3	0.6	0.4	0.0	1.2	0.6	0.4
Nanaimo CA	2.6	4.5	0.9	1.5	2.2	1.2	3.0	**	1.7	1.9
Nanaimo Zone 1-Centre	0.0	0.0	0.6	0.6	1.7	0.3	0.0	**	0.9	0.5
Nanaimo Zone 2-South	4.0	7.0	1.4	3.5	5.0	3.0	8.9	**	3.3	4.5
Nanaimo Zone 3-North & Periphery	**	**	0.7	0.8	1.1	0.9	0.0	**	0.8	0.9
Nelson CA	**	0.0	0.0	0.0	0.8	0.0	**	**	0.7	0.0
Parksville CA	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.5	0.0
Penticton CA	**	0.0	1.7	1.5	0.7	0.7	0.0	0.0	1.1	1.0
Port Alberni CA	1.3	2.5	3.5	1.5	2.6	1.5	**	2.2	2.9	1.7
Powell River CA	**	**	1.5	2.7	1.5	2.7	0.0	3.5	1.5	2.8
Prince George CA	7.0	4.3	4.8	5.1	3.5	2.9	3.4	3.0	4.1	3.7
Prince George Zone 1-Downtown	6.2	**	5.8	**	5.7	5.1	2.8	2.7	5.4	5.7
Prince George Zone 2-Outlying	8.4	6.2	4.1	2.9	2.4	1.9	3.7	3.1	3.4	2.6
Prince Rupert CA	**	**	3.7	3.6	4.3	3.8	3.2	3.4	4.8	3.9
Quesnel CA	**	**	1.3	4.8	3.5	2.7	5.4	3.3	3.2	3.4
Salmon Arm CA	9.1	**	0.0	0.0	1.0	1.2	**	**	0.8	0.7
Squamish CA	**	**	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.3
Summerland DM	**	**	**	**	3.7	0.0	**	**	2.2	0.0
Terrace CA	3.2	**	2.5	4.0	4.8	5.6	2.9	6.0	3.9	5.4
Vancouver CMA	0.7	0.8	0.7	0.9	0.7	1.0	0.9	1.3	0.7	0.9
Vernon CA	1.5	0.7	2.0	1.6	2.8	1.5	0.7	0.8	2.1	1.4
Victoria CMA	0.4	1.0	0.5	0.7	0.6	0.7	0.3	0.4	0.5	0.7
Williams Lake CA	0.0	**	4.5	4.5	4.8	5.7	3.8	**	4.5	4.5
British Columbia 10,000+	**1.2**	**1.1**	**1.1**	**1.1**	**1.9**	**1.7**	**2.3**	**2.0**	**1.4**	**1.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	619	627	744	765	909	929	1,254	1,369	837	862
Campbell River CA	583	601	679	751	794	871	1,055	1,104	787	861
Chilliwack CA	573	579	677	732	863	935	857	1,155	756	833
Courtenay CA	566	571	716	726	862	879	909	967	816	834
Cranbrook CA	472	468	659	685	786	805	928	954	758	784
Dawson Creek CA	659	653	830	859	1,051	1,089	1,192	1,207	961	989
Duncan CA	580	612	677	698	812	825	926	1,025	742	768
Fort St. John CA	682	662	809	753	1,046	1,008	1,129	1,089	975	935
Kamloops CA	709	665	800	821	949	965	1,182	1,254	879	904
Kamloops Zone 1-South Shore	724	672	856	872	1,039	1,052	1,313	1,378	941	960
Kamloops Zone 2-North Shore	657	577	736	765	850	874	1,062	1,124	805	838
Kelowna CMA	710	859	863	936	1,055	1,140	1,220	1,289	979	1,048
Nanaimo CA	636	683	759	805	900	981	1,155	1,152	828	883
Nanaimo Zone 1-Centre	663	712	802	843	908	961	1,124	1,189	846	891
Nanaimo Zone 2-South	622	662	690	708	902	987	1,062	1,065	766	808
Nanaimo Zone 3-North & Periphery	**	**	766	868	889	1,001	1,264	1,208	871	965
Nelson CA	605	591	714	704	830	917	**	1,114	772	816
Parksville CA	555	593	754	774	804	816	981	1,090	791	811
Penticton CA	609	657	740	780	897	951	1,171	1,285	822	867
Port Alberni CA	559	567	575	609	715	733	808	825	652	679
Powell River CA	561	633	654	659	734	755	805	826	700	712
Prince George CA	592	624	693	708	840	857	959	979	797	815
Prince George Zone 1-Downtown	603	639	676	694	786	807	905	925	740	762
Prince George Zone 2-Outlying	571	595	706	718	865	880	983	1,000	830	846
Prince Rupert CA	543	622	673	809	800	919	917	887	766	866
Quesnel CA	454	481	564	583	664	670	690	732	639	654
Salmon Arm CA	560	579	685	715	831	835	**	**	759	783
Squamish CA	**	**	883	1,036	1,003	1,170	1,121	1,327	967	1,128
Summerland DM	**	**	621	657	772	798	**	**	716	747
Terrace CA	571	537	707	688	872	816	1,001	1,012	845	810
Vancouver CMA	1,015	1,062	1,159	1,223	1,459	1,558	1,656	1,756	1,236	1,308
Vernon CA	544	586	698	757	863	913	956	1,019	781	835
Victoria CMA	784	849	911	988	1,187	1,287	1,584	1,688	1,003	1,084
Williams Lake CA	510	**	693	660	776	774	851	895	767	764
British Columbia 10,000+	**924**	**971**	**1,051**	**1,112**	**1,209**	**1,288**	**1,375**	**1,441**	**1,104**	**1,169**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	130	130	1,900	1,917	2,076	2,048	145	142	4,251	4,237
Campbell River CA	43	42	432	485	850	867	212	209	1,537	1,603
Chilliwack CA	149	138	1,549	1,594	1,357	1,409	135	135	3,190	3,276
Courtenay CA	133	150	467	457	1,209	1,163	264	261	2,073	2,031
Cranbrook CA	14	14	315	312	530	526	133	133	992	985
Dawson Creek CA	63	66	470	478	547	550	132	133	1,212	1,227
Duncan CA	70	69	723	725	568	559	107	109	1,468	1,462
Fort St. John CA	79	83	661	658	1,402	1,497	216	207	2,358	2,445
Kamloops CA	244	204	1,772	1,775	1,619	1,709	272	263	3,907	3,951
Kamloops Zone 1-South Shore	194	178	941	918	845	943	133	132	2,113	2,171
Kamloops Zone 2-North Shore	50	26	831	857	774	766	139	131	1,794	1,780
Kelowna CMA	197	447	1,926	1,946	2,611	2,632	221	227	4,955	5,252
Nanaimo CA	256	258	1,848	1,842	1,533	1,577	206	202	3,843	3,879
Nanaimo Zone 1-Centre	93	93	906	904	620	619	57	57	1,676	1,673
Nanaimo Zone 2-South	162	160	620	616	350	384	65	66	1,197	1,226
Nanaimo Zone 3-North & Periphery	1	5	322	322	563	574	84	79	970	980
Nelson CA	59	58	170	174	255	255	16	16	500	503
Parksville CA	17	15	140	119	445	396	21	22	623	552
Penticton CA	143	151	1,021	1,035	994	990	105	108	2,263	2,284
Port Alberni CA	73	81	463	434	461	460	104	94	1,101	1,069
Powell River CA	9	9	303	305	253	251	54	59	619	624
Prince George CA	258	255	1,102	1,096	1,657	1,653	563	586	3,580	3,590
Prince George Zone 1-Downtown	171	168	471	470	536	523	161	163	1,339	1,324
Prince George Zone 2-Outlying	87	87	631	626	1,121	1,130	402	423	2,241	2,266
Prince Rupert CA	85	67	299	287	397	399	172	185	953	938
Quesnel CA	15	15	219	217	364	356	172	165	770	753
Salmon Arm CA	11	11	172	172	209	212	7	7	399	402
Squamish CA	26	26	98	100	166	173	61	62	351	361
Summerland DM	1	1	44	44	55	56	2	2	102	103
Terrace CA	31	31	121	124	336	328	107	99	595	582
Vancouver CMA	12,040	12,397	67,390	67,692	27,310	27,298	4,233	4,164	110,973	111,551
Vernon CA	142	140	756	744	729	750	207	195	1,834	1,829
Victoria CMA	2,725	2,868	13,677	14,001	7,766	7,847	845	864	25,013	25,580
Williams Lake CA	10	10	198	193	397	398	176	175	781	776
British Columbia 10,000+	**17,023**	**17,736**	**98,236**	**98,928**	**56,096**	**56,360**	**8,888**	**8,824**	**180,243**	**181,848**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	0.7	0.8	1.2	0.5	0.7	0.5	2.6	0.0	1.0	0.5
Campbell River CA	0.0	0.0	1.6	1.1	4.0	0.6	4.2	0.9	3.1	0.8
Chilliwack CA	0.7	0.0	1.9	2.6	1.8	2.5	**	0.0	1.8	2.3
Courtenay CA	14.5	4.0	1.4	5.0	0.6	2.6	0.0	0.0	1.6	2.9
Cranbrook CA	**	**	1.6	1.7	2.6	2.5	**	**	2.2	2.3
Dawson Creek CA	15.9	6.2	19.6	10.5	24.1	14.0	34.1	16.5	23.0	12.5
Duncan CA	11.3	3.8	5.9	3.7	1.8	1.8	2.8	3.0	4.4	2.9
Fort St. John CA	38.1	14.1	36.0	19.0	28.1	19.6	28.0	14.1	30.6	18.8
Kamloops CA	2.6	3.7	1.7	1.8	2.3	2.0	0.5	1.3	1.9	1.9
Kamloops Zone 1-South Shore	3.3	3.5	2.2	2.3	2.6	1.3	**	1.6	2.3	1.9
Kamloops Zone 2-North Shore	0.0	**	1.1	1.3	2.0	2.7	0.9	1.0	1.4	1.9
Kelowna CMA	0.6	0.0	1.8	0.8	1.5	0.7	0.5	1.2	1.5	0.7
Nanaimo CA	3.4	5.7	1.8	2.6	2.6	1.8	3.0	**	2.3	2.7
Nanaimo Zone 1-Centre	2.1	2.1	2.1	1.8	2.0	0.8	0.0	**	2.0	1.4
Nanaimo Zone 2-South	4.0	7.9	1.8	4.4	5.3	3.9	8.9	**	3.6	5.4
Nanaimo Zone 3-North & Periphery	**	**	1.0	1.6	1.4	1.3	0.0	**	1.1	1.4
Nelson CA	5.3	0.0	0.0	0.0	0.8	1.6	**	**	1.2	0.8
Parksville CA	5.3	0.0	0.9	0.8	1.5	0.5	0.0	0.0	1.4	0.5
Penticton CA	**	0.0	1.7	**	0.8	0.7	0.0	0.0	1.1	1.0
Port Alberni CA	1.3	2.5	4.2	2.2	4.3	1.8	**	2.2	4.0	2.1
Powell River CA	**	**	1.9	2.7	2.0	2.7	0.0	3.5	1.9	2.8
Prince George CA	8.2	4.7	5.1	5.6	4.8	3.5	5.1	3.7	5.2	4.3
Prince George Zone 1-Downtown	7.4	**	5.8	**	6.6	5.1	4.1	3.4	6.1	5.9
Prince George Zone 2-Outlying	9.5	7.4	4.5	3.5	3.9	2.7	5.5	3.9	4.6	3.3
Prince Rupert CA	**	**	5.4	4.1	5.0	**	3.2	3.9	5.6	5.2
Quesnel CA	**	**	1.3	4.8	3.5	2.7	5.4	3.3	3.2	3.4
Salmon Arm CA	9.1	**	0.0	0.0	1.0	1.2	**	**	0.8	0.7
Squamish CA	**	**	3.1	2.0	0.0	0.6	0.0	1.6	0.9	1.1
Summerland DM	**	**	**	**	3.7	0.0	**	**	2.2	0.0
Terrace CA	3.2	**	2.5	4.0	5.1	5.6	2.9	6.0	4.1	5.4
Vancouver CMA	1.3	1.4	1.2	1.4	1.2	1.7	1.1	1.6	1.2	1.5
Vernon CA	1.5	2.2	2.2	1.8	3.1	1.5	0.7	1.5	2.3	1.7
Victoria CMA	0.6	1.8	1.0	1.1	1.1	1.6	0.3	0.4	1.0	1.3
Williams Lake CA	0.0	**	5.5	4.5	4.8	5.7	3.8	**	4.7	4.5
British Columbia 10,000+	**1.8**	**1.7**	**1.7**	**1.6**	**2.4**	**2.3**	**2.8**	**2.3**	**2.0**	**1.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Abbotsford-Mission CMA	4.9	2.2	4.8	2.7	4.4	2.6	**	4.1	4.5	2.8
Campbell River CA	2.6	7.0	4.8	6.7	4.3	5.8	6.2	6.8	4.1	6.4
Chilliwack CA	4.5	5.3	5.4	8.6	7.3	5.7	**	**	6.7	6.3
Courtenay CA	++	++	2.2	++	2.9	2.6	3.5	4.9	2.7	2.6
Cranbrook CA	++	++	3.0	5.2	5.0	3.7	4.3	++	3.9	4.2
Dawson Creek CA	-7.5	++	-4.6	**	-6.1	3.9	-6.5	3.8	-6.2	3.4
Duncan CA	++	++	3.2	3.0	2.9	3.7	2.7	++	2.7	3.3
Fort St. John CA	-7.3	**	-11.6	-7.1	-11.2	-4.9	-10.5	-6.7	-11.7	-5.0
Kamloops CA	++	2.8	++	3.4	3.0	2.9	**	5.8	1.2	3.3
Kamloops Zone 1-South Shore	++	2.7	++	2.6	2.7	3.1	**	**	1.2	3.0
Kamloops Zone 2-North Shore	0.1	3.0	++	4.3	3.5	2.7	5.7	5.5	1.2	3.5
Kelowna CMA	**	11.0	4.7	8.7	4.2	8.8	++	3.1	4.5	8.7
Nanaimo CA	5.2	3.9	3.4	5.8	4.0	5.3	9.1	5.3	4.3	5.4
Nanaimo Zone 1-Centre	6.3	4.0	3.4	5.6	4.1	4.6	5.0	**	3.9	5.2
Nanaimo Zone 2-South	3.6	3.8	2.7	2.9	2.3	2.8	5.2	2.1	3.6	3.6
Nanaimo Zone 3-North & Periphery	**	**	3.9	9.2	5.6	9.0	**	++	5.9	8.1
Nelson CA	**	++	4.6	++	1.6	7.5	**	**	2.6	5.6
Parksville CA	3.8	++	7.8	0.5	4.6	1.6	13.7	9.1	4.7	2.4
Penticton CA	2.5	**	**	6.5	1.9	7.0	-3.4	9.8	2.0	6.3
Port Alberni CA	1.6	1.5	2.1	5.1	2.0	2.5	++	1.0	1.8	4.2
Powell River CA	**	14.4	4.1	3.9	4.0	4.0	6.5	0.9	4.5	3.7
Prince George CA	1.7	4.5	3.2	1.8	4.2	2.0	3.0	2.9	3.6	2.0
Prince George Zone 1-Downtown	++	5.3	2.8	1.4	4.1	1.9	5.9	1.4	3.3	2.0
Prince George Zone 2-Outlying	3.2	3.9	3.5	1.9	4.3	2.0	1.4	3.6	3.7	2.0
Prince Rupert CA	3.8	**	++	++	**	**	13.7	3.4	**	**
Quesnel CA	++	**	**	**	++	++	++	**	**	++
Salmon Arm CA	11.8	2.0	1.9	2.6	2.0	2.6	**	**	2.3	2.8
Squamish CA	**	**	-3.8	15.5	++	21.5	++	22.3	++	17.4
Summerland DM	**	**	1.1	5.7	++	2.9	**	**	1.2	4.4
Terrace CA	-0.3	++	++	-3.7	4.4	-4.6	5.6	**	2.7	-2.9
Vancouver CMA	6.4	5.8	6.8	6.1	5.7	6.1	4.8	3.9	6.4	5.8
Vernon CA	**	**	5.5	8.1	4.9	7.3	**	5.0	4.3	7.5
Victoria CMA	6.8	5.4	5.0	8.1	5.2	8.0	5.2	4.0	5.4	7.6
Williams Lake CA	10.4	**	**	++	8.0	++	++	3.8	6.3	++
British Columbia 10,000+	**5.9**	**5.5**	**5.6**	**6.1**	**4.9**	**5.9**	**4.5**	**4.0**	**5.4**	**5.7**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Abbotsford-Mission CMA	**	**	23.4	18.7	17.0	17.7	20.6	12.2 c	20.0	17.8
Campbell River CA	**	2.4	11.6	10.0	13.7	8.4	**	2.9	13.9	7.9
Chilliwack CA	7.9	6.5	18.3	8.5	16.1	8.5	**	13.1	16.5	8.6
Courtenay CA	**	4.6	9.9	14.9	18.2	17.1	7.2	8.9	14.6	14.6
Cranbrook CA	**	**	**	**	22.5	23.9	**	28.7	24.5	25.2
Dawson Creek CA	**	**	**	**	**	**	**	**	**	**
Duncan CA	**	**	20.8	8.7	**	13.9	13.4	**	18.8	12.1
Fort St. John CA	**	**	**	35.5	**	26.0	**	**	**	31.2
Kamloops CA	**	**	28.6	25.4	24.0	22.9	**	16.5	25.8	23.8
Kamloops Zone 1-South Shore	**	**	**	31.1	27.6	24.5	**	**	30.5	27.4
Kamloops Zone 2-North Shore	17.1	**	21.5	19.0	19.9	21.1	**	15.0	20.3	19.5
Kelowna CMA	**	**	20.4	20.5	14.4	15.0	11.8	11.3	16.8	17.1
Nanaimo CA	18.0	**	23.9	20.8	23.4	17.4	**	**	22.9	19.2
Nanaimo Zone 1-Centre	**	23.4	22.9	21.1	22.1	18.6	**	**	21.9	20.2
Nanaimo Zone 2-South	20.7	**	28.0	21.7	**	**	**	**	26.8	18.0
Nanaimo Zone 3-North & Periphery	**	**	18.6	18.0	21.0	19.0	**	**	19.5	19.1
Nelson CA	**	**	**	23.9	15.7	17.2	**	**	16.5	20.3
Parksville CA	26.8	0.0	7.5	6.8	10.1	9.6	5.5	23.0	9.9	9.3
Penticton CA	**	**	**	10.3	15.1	8.8	**	**	15.9	9.2
Port Alberni CA	**	**	25.4	25.0	**	19.5	**	**	28.1	22.2
Powell River CA	**	**	16.2	11.7	16.5	14.6	20.2	**	16.9	12.9
Prince George CA	**	**	22.2	22.9	23.6	25.1	24.1	20.6	23.0	23.8
Prince George Zone 1-Downtown	**	**	22.8	20.7	23.7	28.0	22.1	20.1	22.3	23.6
Prince George Zone 2-Outlying	26.6	**	21.7	24.5	23.6	23.7	25.2	20.9	23.4	24.0
Prince Rupert CA	**	**	**	**	13.1	**	**	5.7	15.4	10.0
Quesnel CA	**	**	**	**	**	13.2	**	**	21.7	17.5
Salmon Arm CA	36.4	**	19.1	**	14.1	14.9	**	**	16.9	15.5
Squamish CA	**	**	13.9	10.4	6.3	9.6	11.7	8.1	9.1	9.0
Summerland DM	**	**	27.7	13.5	9.7	10.2	**	**	17.5	12.6
Terrace CA	19.4	**	20.6	**	20.9	34.5	11.3	**	18.9	29.7
Vancouver CMA	18.1	15.1	15.8	14.2	14.8	12.9	12.6	10.6	15.7	13.8
Vernon CA	**	14.4	13.0	17.2	17.3	16.6	12.0	16.0	14.5	16.6
Victoria CMA	22.9	21.4	18.4	17.4	19.2	16.4	20.4	16.0	19.2	17.5
Williams Lake CA	**	**	9.8	5.3	12.0	11.2	**	**	**	9.3
British Columbia 10,000+	**18.8**	**16.4**	**17.1**	**15.4**	**17.4**	**15.0**	**15.6**	**13.9**	**17.3**	**15.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) British Columbia - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Kelowna CMA	**	0.7	0.6	0.2
Vancouver CMA	0.3	0.6	0.7	0.9
Victoria CMA	0.7	0.2	0.5	0.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type British Columbia - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Kelowna CMA	**	859	**	937	1,519	1,151	2,275	1,269
Vancouver CMA	1,199	1,060	1,406	1,223	1,874	1,552	2,716	1,801
Victoria CMA	912	850	1,169	988	1,544	1,288	**	1,568

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type British Columbia - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Kelowna CMA	**	**	1,247	**	1,478	1,519	**	2,275	1,399	1,533
Vancouver CMA	**	1,199	1,353	1,406	1,822	1,874	2,495	2,716	1,625	1,758
Victoria CMA	**	912	1,100	1,169	1,462	1,544	**	**	1,382	1,451

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - October 2017

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Kelowna CMA	12,909	12,887	**	3,576	**	27.8	**	0.7
Vancouver CMA	228,712	232,638	58,089	59,930	25.4	25.8	0.3	0.6
Victoria CMA	24,506	24,512	5,734	5,902	23.4	24.1	0.7	0.2

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

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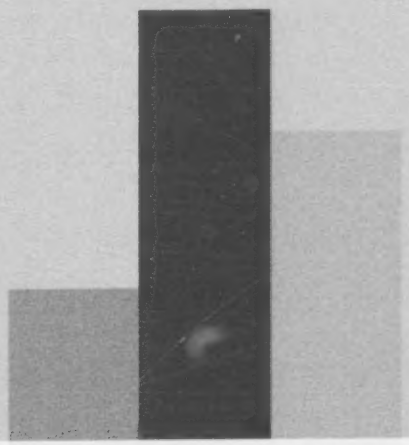

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